

Lifetime Homes Statement

51-52 Tottenham Court Road

Ref:

This statement has been prepared to demonstrate how the scheme has addressed the Lifetime Homes standards as identified in the Lifetime Home (LTH) revised Criteria – July 2010. It is to be read in conjunction with the proposed drawings as submitted (ref: ##/####).

Criterion 1 **Car Parking Width**

There is no on-site car parking provided.

Criterion 2 **Access From Car Parking**

There is no on-site car parking provided.

Criterion 3 **Approach Gradients**

The communal entrance to the flats is accessed directly from Tottenham Court Road which has a minimal step of 20mm.

Criterion 4 **Entrances**

- (a) The entrance is well illuminated from the street lighting, however an additional sensor light will be provided.
- (b)
- (c) No canopy will be provided as this would be positioned outside of the ownership of the property on the highway (existing façade not modified).

Criterion 5 **Communal Stairs & Lifts**

- (a) The current staircase is existing, there are no plans to change the existing communal staircase. The staircase to the new flat from third to fourth floor will comply with the specification.
- (b) No lift will be provided as it is not practical within the existing building.

Criterion 6 **Doorways & Hallways**

The following specification regarding the clear openings or doorways and the widths of hallways have been adhered to:

750mm or wider

750mm or wider

775mm or wider

900mm or wider

All new internal doors

All new main and secondary entrance doors

Note : new internal corridors shall have minimum 1200mm

All doors have a 300mm nib on the leading edge.

The existing front entrance door to pavement has a clear opening of 800mm minimum

Criterion 7 **Wheelchair Accessibility**

A 1500mm diameter turning circle has been drawn in each living space to demonstrate that there is adequate space for wheelchair circulation. As this unit will be in the roof space its suitability for wheel chair is debatable.

Criterion 8 **Living Room**

All living spaces are provided at entrance level to the proposed flat.

Criterion 9 **Entrance Level Bedspace**

The proposed bedroom is provided at entrance level to the proposed flat.

Criterion 10 **Entrance Level WC & Shower Drainage**

Bathroom has been designed to be Fully Accessible according to Lifetime Homes guidance.

Criterion 11 **Bathrooms & WC Walls**

Each bathroom and WC will have sufficiently reinforced walls to take handrails where required.

Criterion 12 **Stair Lift/Through-Floor Lift**

The additional flat will be on one level. So not required.

- Criterion 13 **Tracking Hoist Route**
The main bedroom and bathroom are adjacent in the proposed fourth floor flat and the existing third floor flat after building works. There is therefore potential for a connecting door and tracking hoist route as shown on the third floor and fourth floor flat layout.
- Criterion 14 **Bathroom Layout**

The flat is single level flats, bathroom layout will be accessible as required.'
- Criterion 15 **Window Specification**
All existing window openings controls and handles will be kept to the recommended 800mm cill height.

Where this is not possible design solutions will be found.
- Criterion 16 **Controls, Fixtures & Fittings**
All switches etc will be located at heights usable by all.

JRW
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